

Topgolf

Grand Prairie, TX (Dallas-Fort Worth MSA)



GRAND OPENING JANUARY 23, 2026



Future
Development

Future
Development

[▶ View Property Video](#)



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Demographics

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Fisher James Corp. has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

- 20-Year Corporate Absolute Net Lease Guaranteed by Topgolf International, Inc.
 - Scheduled 10% Rental Escalations During Primary Term & Options
 - Six, 5-Year Renewal Options & Zero Landlord Obligations
- Brand New 2025 Construction with State-of-the-Art Features
 - Two Floors, 80 All-Weather Bays, 28-Foot Video Wall, & 200+ HDTVs with a Bar & Restaurant and Private Event Space
- Topgolf Callaway Brands Corporation, Now Callaway Golf Company Completed the Sale of a Majority Stake in Its Topgolf Business to Leonard Green Partners Effective January 1, 2026
 - Transaction Valued Topgolf at Approximately \$1.1 Billion, Reinforcing Strong Institutional Confidence in the Brand
 - Leonard Green Partners is a Leading Global Private Equity Firm With Extensive Experience Scaling High-Growth Consumer and Experiential Brands
 - Partnership Provides Topgolf with Access to Expansion Capital, Operational Resources, Institutional Discipline, and is Expected to Accelerate New Venue Development, Drive Continued Technology Innovation, and Further Strengthen Unit-Level Economics Across the Portfolio
- Callaway Golf Company (NYSE: CALY) Market Cap of \$2.53B (March '26) - Rated B by S&P
- Both Daytime and Residential Demand Supported by Robust Retail and Employment Centers
 - Neighbored by IKEA, BJ's Wholesale Club, Bass Pro Shops, Main Event, Burlington, HomeGoods, Ross, Petco, Kohl's, Hobby Lobby, & More
- More than 2,700 New Multifamily Units within Approximately 1 Mile of the Site
- Centrally Located within the Dallas-Fort Worth Metroplex
 - 4th Largest MSA in the U.S. with a GDP of \$744.64 Billion
- Large Depreciation Benefits Due to Nature of the Improvements



Dynamic Super Regional Trade Area Featuring EpicCentral Entertainment Destination



239,698 Combined Daily Traffic
at I-20 & S State Hwy 161



Average Household Income of \$101,303
within a 10-Mile Radius



Population of 964,494
within 10 Miles of Site



~20 Miles from Downtown Dallas & Fort Worth
Key North Texas Hub
Alongside Arlington



No State Income Tax
in Texas



Positioned within Major Entertainment & Lifestyle Destination Hub, EpicCentral

172-Acre Mixed-Use & Entertainment District with Indoor Water Park, Fitness & Aquatic Centers, Events & Convention Center, Music Venues, Adventure Park, Retail, Restaurants, Hotels, Parks, Water Features, & Events

Enhanced Credit Profile Through Private-Equity Sponsorship

Topgolf's majority stake sale to Leonard Green Partners adds meaningful institutional backing, fueling expansion and operational improvements while strengthening the brand's overall stability and long-term growth outlook.



\$43,134,000

6.25% CAP RATE

[View on Map ↗](#)

ANNUAL RENT			
Year		Annual Rent	Return
Years 1-5	(Current)	\$2,695,887	6.25%
Years 6-10		\$2,965,476	6.88%
Years 11-15		\$3,262,023	7.56%
Years 16-20		\$3,588,226	8.32%

Six, 5-year renewal options with 10% rent increases every five years

LOCATION	3670 S State Hwy 161, Grand Prairie, TX 75052
LOT SIZE	±11.196 acres or ±487,690 square feet
IMPROVEMENTS	Two-story building comprised of ±46,615 square feet for Topgolf
YEAR BUILT	2025
PARKING	±341 parking spaces
TENANT	Topgolf USA GP, LLC
GUARANTOR	Topgolf International, Inc.
NOI	\$2,695,887
LEASE TERM	20 years
RENT COMMENCEMENT	January 23, 2026
RENTAL INCREASES	10% every five years and at options
RENEWAL OPTIONS	Six (6) five-year options
TAXES	Tenant is responsible and pays direct
INSURANCE	Tenant is responsible
MAINTENANCE	Tenant is responsible for all parts of the Premises
LANDLORD RESPONSIBILITIES	No landlord responsibilities
FINANCING	Delivered free and clear of permanent financing

Topgolf



Topgolf Entertainment Group is a sports entertainment company headquartered in Dallas, Texas. First founded in 2000, the brand is now a leader in tech-enabled golf entertainment with over 80 locations across the United States, United Kingdom, Australia, Germany, Mexico, Thailand, and the UAE.

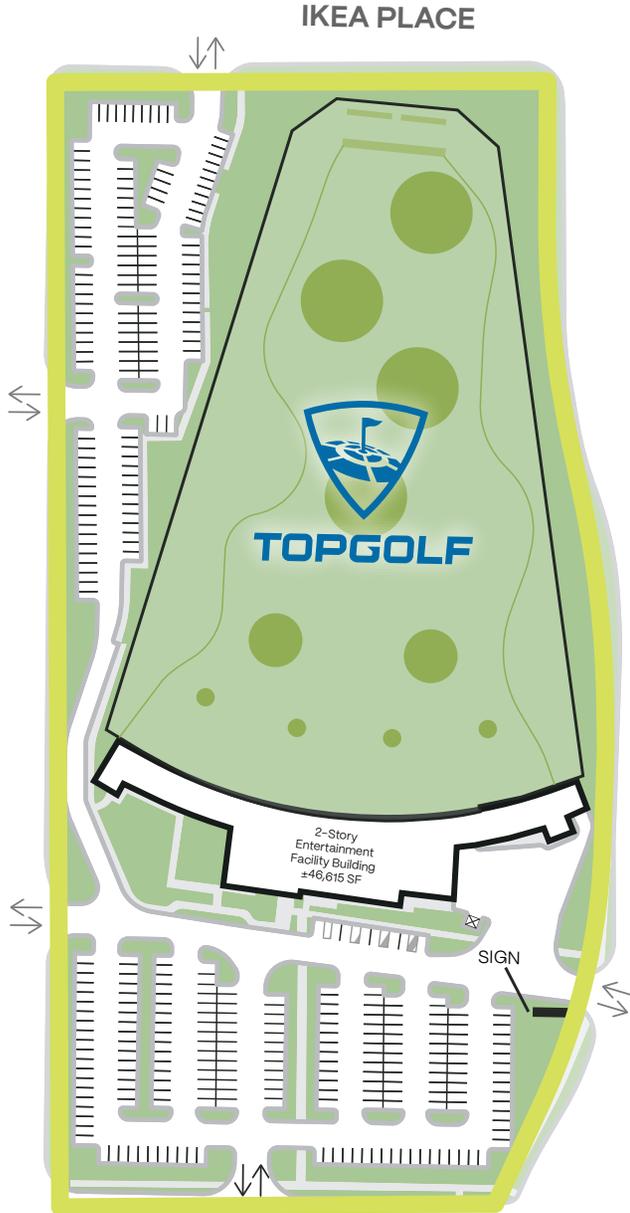
At their state-of-the-art driving range complexes, Topgolf uses microchipped golf balls to provide instant feedback on each shot in a variety of games. Groups can reserve climate-controlled hitting bays to enjoy music, HDTVs, and an outstanding food and beverage menu in addition to competition.

The golf entertainment segment is expected to continue to expand as a result of increased household formation by a large segment of millennials who favor the combination of recreational and food/beverage experiences offered by venues like Topgolf, which will benefit from its established market share and scale. In market studies, compared to other experience-oriented multigenerational leisure entertainment options, Topgolf ranks among the highest for visits and dwell time.

In January 2026, Topgolf Callaway Brands, now **Callaway Golf Company (NYSE: CALY)** completed the sale of a majority stake in its Topgolf business to **Leonard Green Partners** in a transaction valuing the platform at approximately \$1.1 billion. The completed transaction strengthens the parent company's balance sheet while positioning Topgolf for continued venue expansion and technology investment under experienced private-equity ownership. Leonard Green Partners' involvement further underscores institutional confidence in Topgolf's scalable operating model and long-term growth outlook within the experiential entertainment sector.

For the year 2025, Callaway Golf Company has reported net sales of \$2.06 billion and non-GAAP net revenue of \$38.8 million. It is rated B by Standard & Poor's and has a current market capitalization of \$2.53 billion. Its portfolio of global brands includes Topgolf, Callaway Golf, TravisMathew, Topracer, Odyssey, OGIO, Jack Wolfskin, and World Golf Tour.









EPIC WEST TOWNE CROSSING
3.6M Annual Visits

Burlington 256,500 Annual Visits, Top 8% Nationwide	HomeGoods DOLLAR TREE	ROSS DRESS FOR LESS 317,400 Annual Visits, Top 4% Nationwide
Fine's 401,100 Annual Visits, Top 10% in TX	Michaels petco	ULTA salata
Jack in the box Olive Garden	Dutch Bros 283,900 Annual Visits, Top 5% in TX	Jason's Deli FIRST WATCH
BLAZE PIZZA FIVE GUYS LONGHORN STEAKHOUSE		

AT&T STADIUM
Globe Life Field

MAIN EVENT
Residence Inn
Dutch Bros

SERIOUS JAMBOX **CHICKEN N PICKLE** **epicwaters**
summit **playground ADVENTURES** **epic**
HOMWOOD SUITES **Hilton Garden Inn**

LIVING SPACES

Walmart Supercenter
WSS **Wendy's** **Starbucks** **Smoothie King**

Jason's deli
SKYHIGH NAILS
ideal dental
MATTRESS FIRM

Future Development

President George Bush Turnpike TOLL

(46,612 ADT)

161 TEXAS

EpicCentral Main Complex

Dubiski Career High School

KOHL'S HOBBY LOBBY
428,500 Annual Visits

IKEA
790,600 Annual Visits

EpicCentral South Complex

TOPGOLF

Future Development

Bass Pro Shops

The Duvall Apartments



Tom Thumb Panera
 PREMIERE CINEMAS CHIPOTLE
 CVS pharmacy Starbucks
 penny's McDonald's

FITNESS CONNECTION SPEC'S
 CINEMARK
 SUBWAY Cheddar's
 IHOP

TOPGOLF

ANDRETTI
 INDOOR KARTING & GAMES

STAYBRIDGE SUITES

mia lem GladHeart Dental BUCK'S

Bass Pro Shops

161 TEXAS

Florence Hill Elementary School



(193,077 ADT)

(46,612 ADT)

The Duvall Apartments

The Sutherland Apartments

EpicCentral South Complex

CARRIER TOWNE CROSSING
 4.1M Annual Visits

THE HOME DEPOT
 935,300 Annual Visits

TARGET
 1.1M Annual Visits

CHASE
 251,700 Annual Visits, Top 10% Nationwide

785,200 Annual Visits

Future Development

Future Development

Jason's deli
 SKYHIGH NAILS SPA
 ideal dental
 MATTRESS FIRM



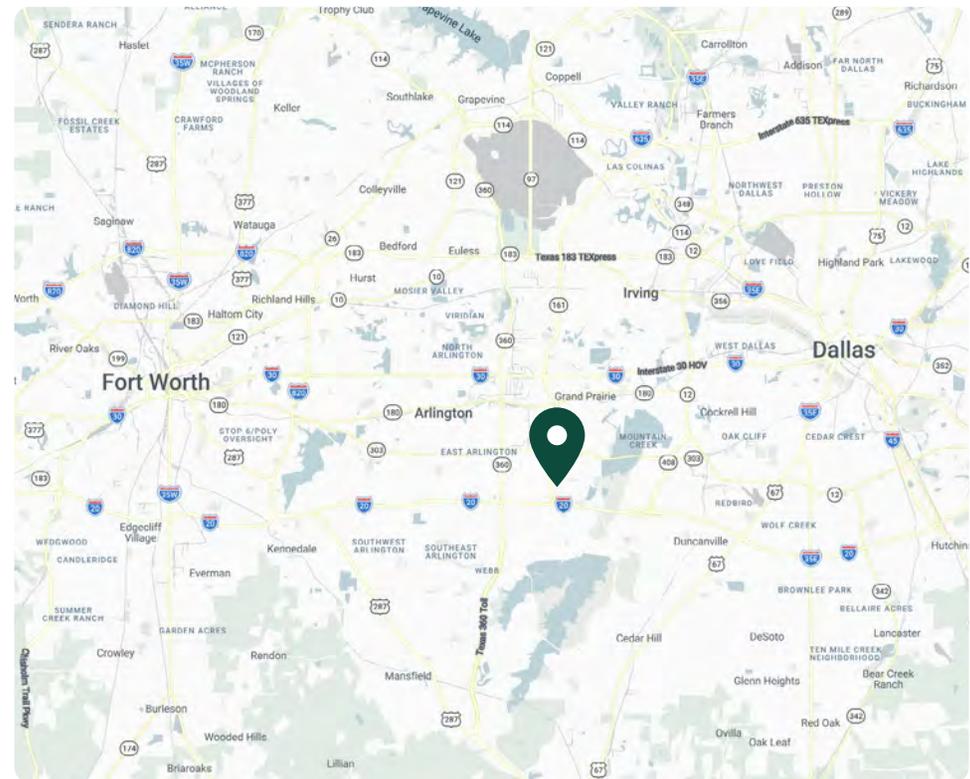
Future Development

Grand Prairie, Texas, with a population of approximately 210,000, is strategically located between Dallas and Fort Worth and functions as a key destination hub within the Dallas Fort Worth Metroplex. Along with neighboring Arlington, the city serves as a central link between the two major urban cores, forming the “connective tissue” of North Texas and anchoring one of the region’s most concentrated entertainment and recreation corridors. This positioning places Grand Prairie within one of the most active consumer markets in the state while benefiting from direct access to the broader employment centers of Dallas and Fort Worth.

The city has developed into a major lifestyle and entertainment destination, centered around EpicCentral, a 172-acre mixed use park district that has become one of the most visited recreation areas in North Texas. Expansive amenities combined with family-oriented entertainment and year-round programming, have helped establish Grand Prairie as a regional gathering place for residents across the metro area. The city continues to attract new employers as well, including the headquarters of Major League Cricket (at Grand Prairie Stadium) and the \$100 million Modine manufacturing facility expansion, which is expected to create more than 1,000 jobs. Grand Prairie is also investing heavily in its long-term growth through a \$327 million infrastructure program designed to modernize and revitalize its downtown district.

Grand Prairie’s success is closely tied to the strength of the Dallas Fort Worth Metroplex, the largest metropolitan statistical area in Texas and the 4th largest in the United States. The Dallas–Fort Worth–Arlington MSA has a population of approximately 8.2 million and continues to experience some of the fastest population growth in the country. The region is the economic hub of North Texas with a metropolitan GDP of approximately \$744.6 billion, making it one of the largest metropolitan economies in the world. The metroplex is home to more than 10,000 companies and boasts the third largest concentration of Fortune 500 headquarters in the United States, behind only New York and Chicago.

Major Fortune 500 companies headquartered in the Dallas Fort Worth region include AT&T, American Airlines Group, Southwest Airlines, Kimberly Clark, Texas Instruments, Energy Transfer, Tenet Healthcare, Fluor Corporation, HF Sinclair, D.R. Horton, Jacobs Solutions, Celanese, Vistra Corp, GameStop, Keurig Dr Pepper, and Toyota Motor North America. In addition, many other global corporations maintain significant operations throughout the metro area, including Lockheed Martin, Raytheon, Nokia, Ericsson, Brinker



International, Cinemark, Comerica, and Frito Lay. This diverse corporate presence supports a highly educated workforce, strong job creation, and continued population growth.

The region is further supported by world class infrastructure and transportation. Dallas Fort Worth International Airport is one of the busiest aviation hubs in the world, serving more than 73 million passengers annually and generating an economic impact exceeding \$37 billion each year. The airport ranks among the top global airports in both passenger traffic and aircraft operations. The metro area also benefits from proximity to Naval Air Station Fort Worth Joint Reserve Base, located about 10 miles from downtown Fort Worth. The base employs approximately 11,000 civilian and military personnel and hosts more than 40 commands across the Air Force Reserve, Navy Reserve, Army Reserve, and Marine Corps Reserve, as well as the Texas Air National Guard’s 136th Airlift Wing, contributing an estimated \$2.6 billion in annual economic impact to the region.

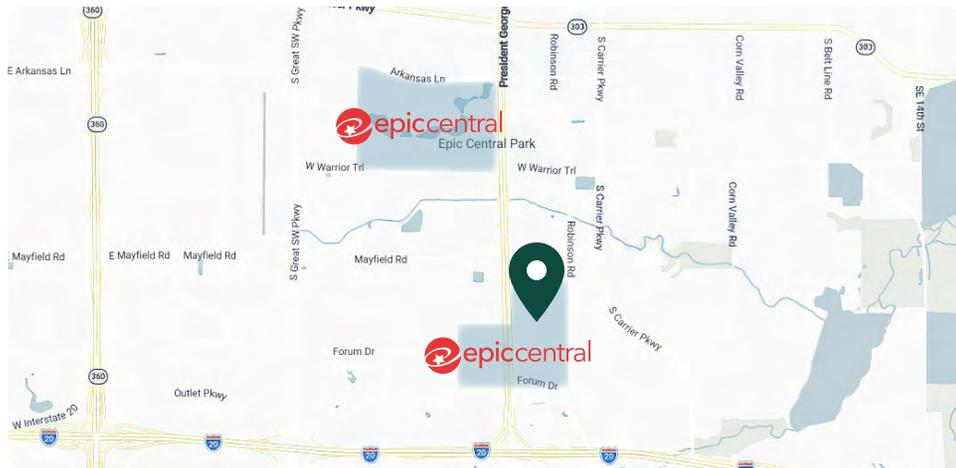
Topgolf is ideally situated with convenient access from S State Highway 161 (46,612 ADT) near its junction with Interstate 20 (193,077 ADT), positioned directly between Dallas and Fort Worth. The property is approximately 20 miles from both Downtown Dallas and Downtown Fort Worth, 14 miles from Dallas Fort Worth International Airport, and about 20 miles from Dallas Love Field, providing excellent regional accessibility within the heart of the Dallas–Fort Worth metroplex.

The site is located within a major commercial and residential development corridor and is within Grand Prairie’s popular EpicCentral entertainment district, which attracts more than 2 million visitors annually. The 172-acre EpicCentral Grand Prairie, recognized as one of the premier entertainment destinations in the Dallas–Fort Worth area, features Epic Waters Indoor Waterpark, Epic Rec fitness, aquatic, and community center, Jambox music venue, the GrandLawn expansive green space with amphitheater, The Summit 50+ Recreation Center, the Grand Prairie Events & Convention Center, Andretti Indoor Karting & Games, PlayGrand Adventures (a 10-acre inclusive playground), Bolder Adventure Park, Central Park Dog Park, and a pickleball venue with bar and entertainment space, along with retail, restaurants, and hotels. The district hosts year round activities including family events, live music, Illuvia Water Show (a choreographed water and light show), and other attractions that generate significant daily and seasonal traffic.

Neighboring commercial and retail development includes IKEA, BJ’s Wholesale Club, Bass Pro Shops, Andretti Indoor Karting & Games, and the 330,000 square foot Epic West Towne Crossing, featuring Burlington, HomeGoods, Ross, Petco, Michaels, Ulta, LongHorn Steakhouse, Shake Shack, Raising Cane’s, and more. Additional nearby retail includes a Kohl’s and Hobby Lobby anchored center, Main Event entertainment center, Walmart Supercenter, Crunch Fitness, Twin Peaks, Portillo’s, Dutch Bros Coffee, Jason’s Deli, and numerous other national operators. The surrounding residential base continues to expand rapidly, with recent multifamily developments including The Duvall Apartments, The Sutherland Apartments, Midtown GP, a 56-acre master planned development with multifamily as well as commercial uses, Axis Grand Crossing, Tribeca Townhomes, Luxia Grand Prairie Apartments, Casona Apartments, Ascend at Forum, and others, contributing more than 2,700 new multifamily units within approximately one mile of the site.

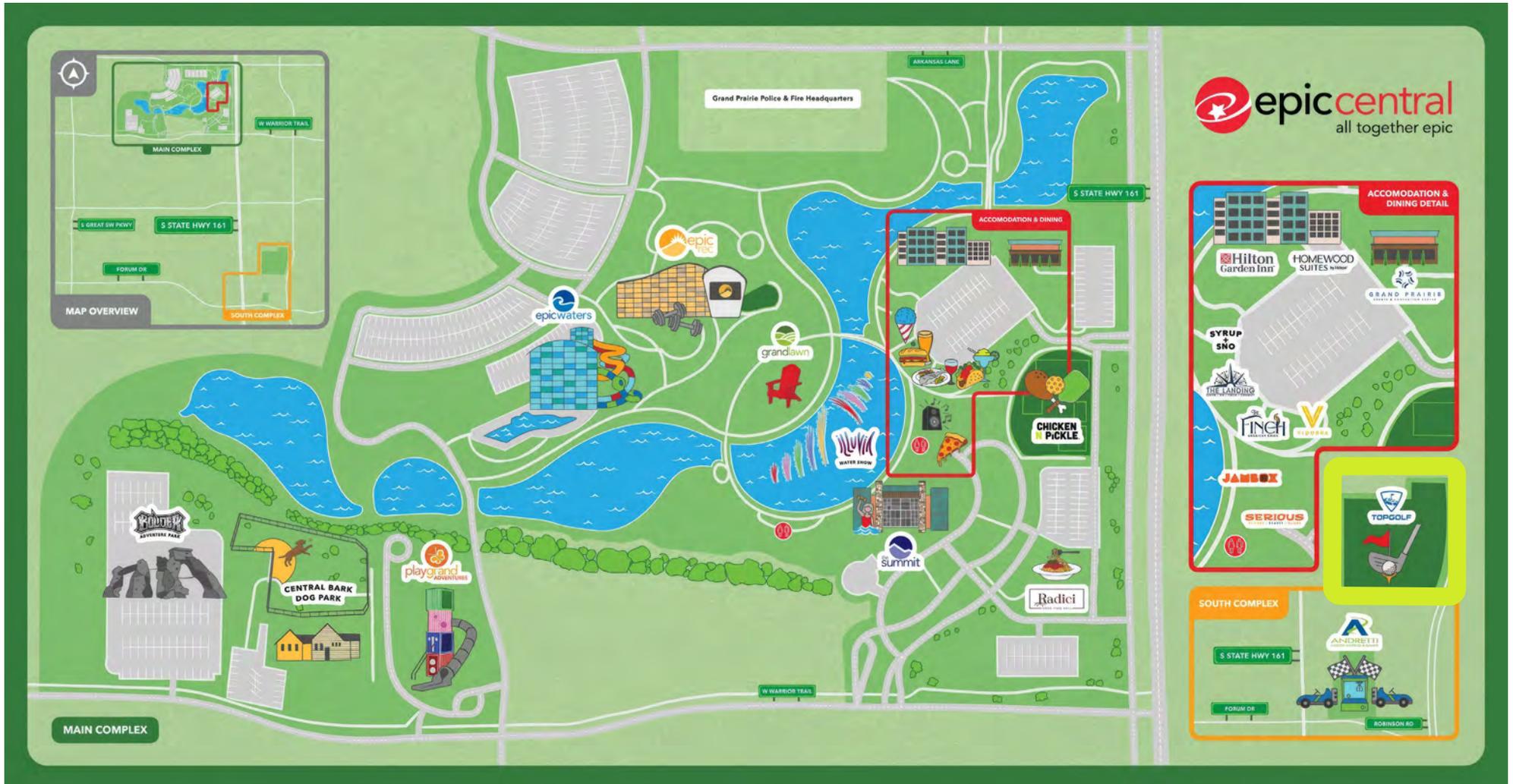
The area is also supported by numerous daily traffic drivers including Dubiski Career High School, South Grand Prairie High School, Marshall Leadership Academy, Trinity Basin Preparatory, International Leadership of Texas Grand Prairie campus, the Grand Prairie Police and Fire Departments campus, a Living Spaces distribution center, Lockheed Martin Missiles and Fire Control facility, the Mission Foods DFW facility, multiple national hotel brands, nearby golf courses, and industrial and light industrial employment centers.

The property benefits from strong surrounding demographics, with a population of 964,494 within 10 miles. The average household income within the 10 mile radius is \$101,303 and the average home value is \$363,249, reflecting a growing consumer base with strong spending power.



Nearby Shopping Centers & Retailers	Visit Data (per Placer.ai)
Epic West Towne Crossing	3.6M Annual Visits
Raising Cane's	401,100 Annual Visits, Top 10% in TX
Ross Dress for Less	317,400 Annual Visits, Top 4% Nationwide
Dutch Bros Coffee	283,900 Annual Visits, Top 5% in TX
Burlington	256,500 Annual Visits, Top 8% Nationwide
Carrier Towne Crossing	4.1M Annual Visits
Target	1.1M Annual Visits
The Home Depot	935,300 Annual Visits
Chick-fil-A	785,200 Annual Visits
Chase Bank	251,700 Annual Visits, Top 10% Nationwide
IKEA	790,600 Annual Visits

EpicCentral Map



964,494



2025 Total Population

\$363,249



Average Home Value

\$101,303



Average Household Income

📍 3670 S State Hwy 161, Grand Prairie, TX 75052



Population Summary	3 Miles	5 Miles	10 Miles
2020 Total Population	109,530	259,955	941,123
2025 Total Population	119,743	268,961	964,494
2030 Total Population	122,210	273,608	977,286
Average Household Income			
2025	\$100,343	\$90,872	\$101,303
2030	\$111,351	\$101,166	\$112,147
Average Home Value			
2025	\$342,632	\$322,933	\$363,249
2030	\$458,543	\$435,442	\$464,236

Major Employers in Dallas & Tarrant Counties	# of Employees
Walmart	38,500
AMR Corp/American Airlines	35,000
UT Southwestern Medical Center	25,349
Lockheed Martin Aeronautics Company	21,500
JP Morgan Chase	18,500
Medical City Healthcare	17,000
UNT System	14,730
Southwest Airlines	14,618
Bank of America	14,300
DFW International Airport	14,000
Texas Health Resources	13,363
Kroger	12,323
Parkland Health & Hospital Systems	11,872
Methodist Hospital System	11,224



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

_____ Buyer/Tenant/Seller/Landlord Initials _____ Date _____



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